

# ALBION HOUSE

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## ALBION HOUSE

*placed at The Jewellery Quarter has become one of  
Birmingham's most vibrant and lively location*





## FACT SHEET

### Project Information :

Project Name	:	Albion House
Project Location	:	The Jewelry Quarter, Birmingham
Country	:	UK
Developer	:	Seven Capital
Completion Date	:	From Q2 2018
Project Type	:	Residential
Project Contains	:	One and two bedroom apartments
Number of Flats	:	53 Apartments

### Services :

Lots of storage space  
 Very bright flats  
 24 hour concierge  
 Parking spaces available  
 Integrated kitchen  
 Wood effect flooring  
 Full height wall tiled bathrooms  
 10year CML warranty  
 Video intercom system  
 24hour concierge & security with CCTV  
 High spec development, within a conservation area  
 Rooftop terraces and private terraces  
 Tenant storage and lockers  
 5 levels

### Location :

Set within Birmingham's Jewellery Quarter Within St Georges Urban Village development Situated within the city centre of Birmingham Easy access to the international airport of Birmingham Within walking distance to the Bullring shopping area Within walking distance of Birmingham's banking district.

Project Views	:	City Centre
Service Charges	:	£ 2 per sq.ft per annum
Ground Rent	:	£350 per annum
Type of investment	:	Leasehold 125 years



### Average Price & Payments Methods:

#### Average Price :

Unit Type	Gross size sq m	Gross size sq ft	Price (£)
One Bedroom	42	452	164,950
Two Bedroom	68	712	204,950

Car parking spaces can be purchased for £ 20,000

#### Payments Methods :

Down payment	30%
Completion payment	70%

### The Developer :

Seven Capital: Established in 2000, Seven Capital is the pre-eminent residential property developer in Birmingham with a passion for outstanding customer service. Seven Capital converts commercial spaces in key city center locations and transforms them into stunning residential apartments. They also build new apartment complexes in equally desirable locations. Understanding investor needs, they offer a "hands off" property investment service from purchase through the sale - including rental management

Developing buildings such as disused factories, offices and ex-commercial space not only improves the immediate environment, but it also lends the residential space a unique character and a particular integrity that can only be achieved by using buildings with heritage.

### Birmingham :

Birmingham is a city and metropolitan borough in the West Midlands, England. It is the largest and most populous British city outside London, with a population of 1.25 million residents within Birmingham and 3.7 million within its metropolitan area.

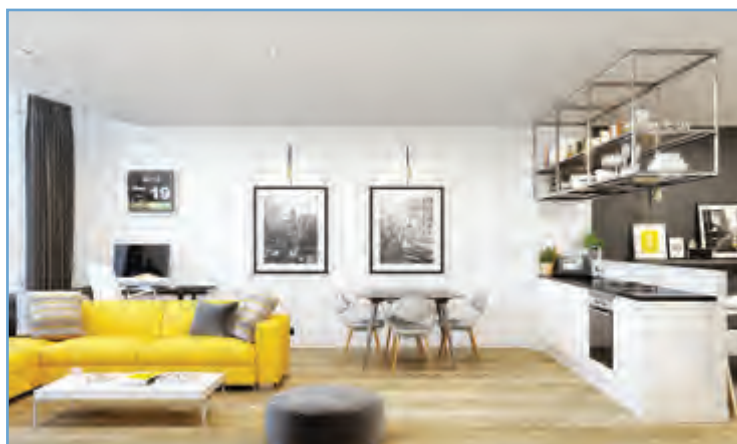
The city of Birmingham is now a major international commercial centre. Its economy is the second largest in the UK and has six universities making it the largest centre of higher education outside London.

Birmingham is a city led by cultural greatness and is seen as the top UK regional city for quality of life. There are more foreign investment projects than any other English regional city and has been voted among the Top 10 cities in the World. In recent years parts of Birmingham have been transformed, with the redevelopment of the Bullring Shopping Centre and regeneration of old industrial areas. Old streets, buildings and canals have been restored, the pedestrian subways have been removed and the inner Ring Road has been rationalised.

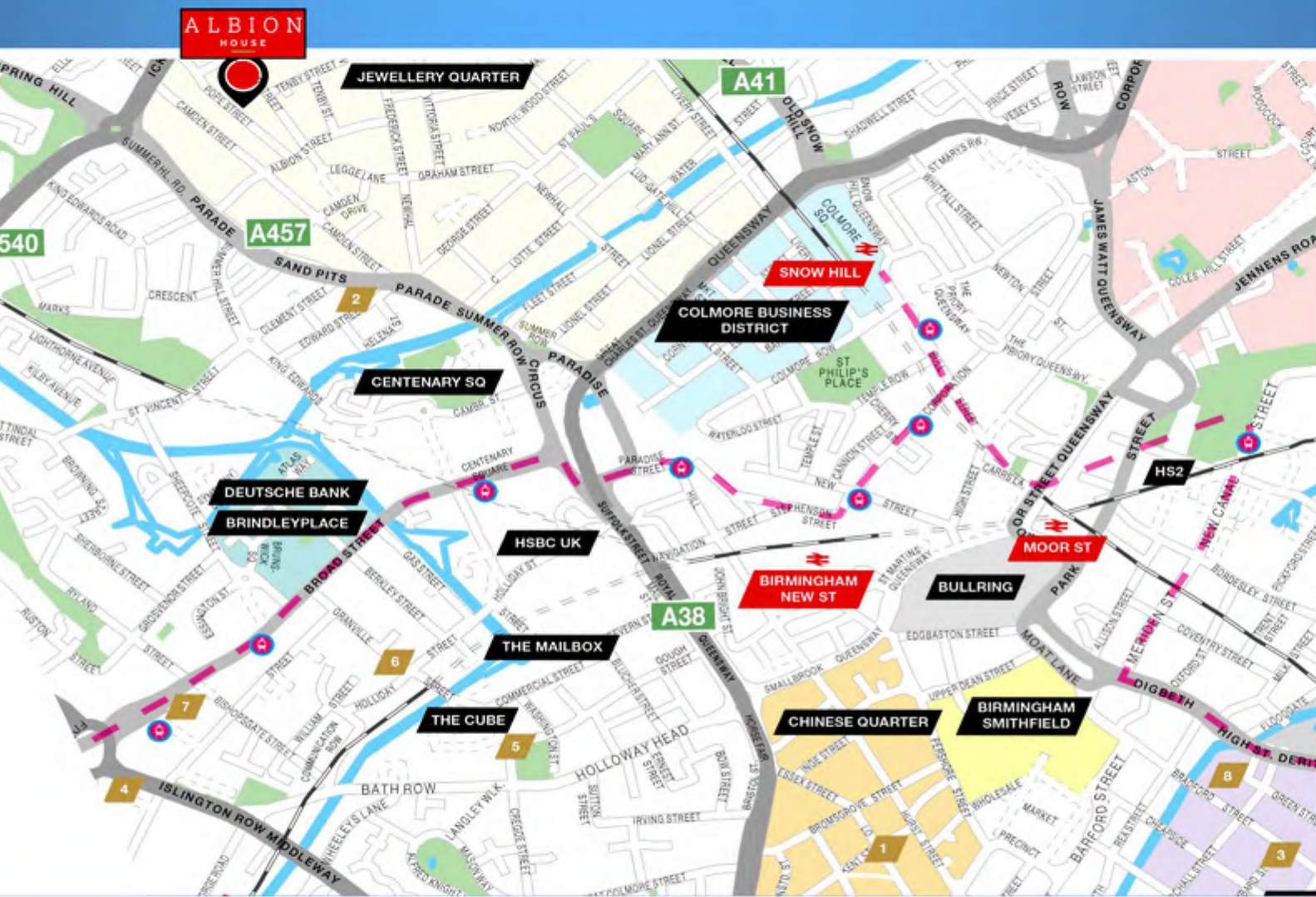


### Internal Specifications :

- Video intercom entry systems to each apartment.
- Hardwood veneered, solid core entrance door with spy hole.
- Hardwood veneered, or equivalent, internal doors throughout.
- Clean white high gloss fitted kitchen with composite stone worktop.
- Built in hob, extractor and combination microwave oven.
- Integrated fridge/ freezer, washer/dryer and dishwasher.
- Full height tiling around bath and shower.
- Half height tiling around WC and basin with tiled shelf and built-in mirror.
- Bathroom vanity unit.
- Fitted carpets to bedrooms.
- Glass paneled built-in sliding wardrobes to bedrooms.
- Luxury vinyl flooring to bathroom.
- Brushed stainless steel and chrome ironmongery throughout.
- Wood affects flooring to lounge, kitchen and hallway.
- Low energy LED spotlights throughout bathroom and living areas.
- Pendant light fittings to bedrooms.
- Full furniture and accessory packs available from studio to two bedroom.
- 10 year fully CML Compliant Warranty provided by checkmate.







Developer

# SevenCapital

Agent in Kuwait

Agent in Qatar



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